

DEPARTMENT OF TRANSPORTATION

District 12

3347 Michelson Drive, Suite 100

Irvine, CA 92612-8894

Tel: (949) 724-2241

Fax: (949) 724-2597

City of Seal Beach

JUN 22 2011

Department of
Development ServicesFlex your power!
Be energy efficient!**Fax & Mail****June 20, 2011**

Mark Persico
City of Seal Beach
211 Eight Street
Seal Beach, California 90740

File: IGR/CEQA
SCH#: 2011061018
Log #: 2726
PCH

Subject: Department of Water and Power Specific Plan Amendment

Dear Mr. Persico,

Thank you for the opportunity to review and comment on the **Notice of Preparation (NOP)** for the **Department of Water and Power Specific Plan Amendment draft Environmental Impact Report (EIR)**. The proposal is to build 48 new homes, and is generally bounded by Marina Drive to the north, 1st Street to the East, the Rivers End Café/beach parking lot to the south, and the San Gabriel river to the West. The proposal would result in grading of the 10.7 acre site and installation of appropriate infrastructure in order to allow for future development of residential and open space/passive park uses. A General Plan Amendment, Zone Change, DWP Specific Plan Amendment, Redevelopment Plan Amendment, Tentative Tract Map, and Lot Line Adjustment, Tentative tract Map, and Lot Line Adjustment are required.

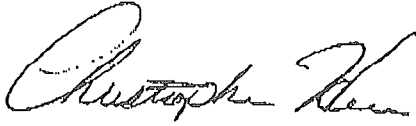
The Department of Transportation (Department) is a responsible agency on this project and we have the following comments:

1. The information provided does not specify the types of the proposed infrastructure necessary to serve the new development. However the impacts of these infra-structures and the entire project should be identified upon the geometry and hydraulics of the San Gabriel river. Also no surface runoff is allowed to cross Caltrans Right of Way lines, during the construction nor after completion of the project.
2. In the event of any activity in Caltrans' right-of-way, an encroachment permit will be required. Applicants are required to plan for sufficient permit processing time, which may include engineering studies and environmental documentation.
3. The Department has interest in working cooperatively to establish a Traffic Impact Fee (TIF) program to mitigate such impacts on a "fair share" basis. Local development project applicants would pay their "fair share" to an established fund for future transportation improvements on the state highway system. If there is an existing TIF program, it can be amended to include mitigation for the state highway system or a new TIF program may be considered. The Department requests the opportunity to participate in the TIF for state highway improvements development process.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to

contact us, please do not hesitate to contact Ed Khosravi at ed_khosravi@dot.ca.gov or at 949-724-2338.

Sincerely,

A handwritten signature in cursive script, appearing to read "Christopher Herre".

Christopher Herre, Branch Chief
Local Development/Intergovernmental Review